



Property Data Form

PART A - CONTACT INFORMATION

Scheme Name:

Edwardo SSAS

Contact Name:

Richard Edwards

Contact Email:

RichEdwards@edwardo.co.uk

PART B - PROPERTY INFORMATION

1st Line of Property Address:

UNIT C2 & C5 Block C
MERCURY Business PARK

Post Code:

EX5 4BL

How will be property be used:

RENTED

Premises:

Leasehold Freehold

Annual Ground Rent (if applicable):

Proposed Date of Completion or
Exchange of Contracts:

09-09-2024

Is there an Asbestos Record/ Report
available?

Yes ☐ No ☐

Does the Property
include residential accommodation?

Yes ☐ No ☒

Will any Refurbishment Costs
be met by the SSAS?

Yes ☐ No ☒

PART C - PROPERTY PURCHASE/TRANSFER

Is Purchase subject to VAT?

Yes ☒ No ☐

If this is a property transfer and not a sale, is
there mortgage?

Yes ☐ No ☐

Outstanding Amount of Loan (if yes):

Name(s) of Seller

GPG Projects Ltd

Is the Seller connected to anyone in the
SSAS or the Principal Employer.

Yes ☐ No ☒



**Lender Details:**

Name:

Mortgage Account Number:

Mortgage Due Date:

PART D - FUNDING INFORMATION

Purchase Price (excluding VAT):

Development Costs (excluding VAT):

VAT (if applicable):

TOTAL:

Are the Trustees to

'VAT opt' the property?

Is this to be treated as a

Transfer of a Going Concern?

PART E - TRUSTEE BORROWING

Lending Source:

Contact Name:

Email Address:

Address:

Amount of Loan:

PART F - LEASE INFORMATION

Existing Lease:

Tenant:

Rent Amount (for full year):

Start Date of Lease:

Is this Lease to continue after the purchase?

Yes ☐ No ☒£488,000Yes ☐ No ☒£97,600Yes ☐ No ☒Yes ☐ No ☒Yes ☐ No ☒£505,000£505,000£505,000£505,000£505,000£505,000Yes ☐ No ☒£505,000



New Lease (if applicable):

Proposed Tenant:

Rental Amount (for full year):

30k

PART G - SOLICITOR INFORMATION (If you have already appointed a solicitor, please complete this form)

Your Solicitor's Details:

Solicitor's Name:

WOLLENS

Contact Name:

Cheryl Bolt

Telephone Number:

01392 539208

Email Address:

Cheryl.Bolt@wollens.co.uk

Please attach the following items for a **new property** purchase:

Terms of Sale Agreement (this will be supplied by your agent)
Copy of the Lease (where a lease is being transferred)
Property valuation
EPC Report

Please attach the following items for a **property transfer** from another pension fund:

Copy of the current buildings insurance
Copy of the lease
Most recent property valuation report
EPC Report